

9204 Sandyville Rd NE Mineral City, OH 44656

54-00186-000

54-00187-000

54-00188-000

TRACT 1: The said tract of land lying and being in the township of Sandy being Lot #3, part of a 1000 acre tract of range one (1) section three (3) and township ten (10) of the U. S. Military District and more particularly described in a deed executed by John Jacob Hupmoul to Tobias Birk, bearing date of April 9th, 1842, containing fifty acres more or less excepting a tract of land sold to the Valley Railroad on August 7th, 1882, described as follows: Situated in the township of Sandy, count of Tuscarawas and State of Ohio, and is known as a strip of land varying in width from 60 feet to 100 feet extending for a distance of 1364 feet across the lands of said grantors one half of said strip lying on either side of the center line of the Valley Railway as now located and staked, said strip being at the N. line of said grantor's land, 60 feet in width that is—say thirty feet on either side of said center line, thence increasing in width to 100 feet in a distance of 177 feet; thence 100 feet in width for a distance of 300 feet thence decreasing to 60 feet in width in a distance of 200 feet, thence 60 feet in width for a distance of 260 feet, thence decreasing in width to 60 feet at the south line of said grantor's land, said widths being measure at right angles to the center line of the Valley Railway and said distances being measured from the intersection of said center line with the north line of said grantor's land containing 2.4555 acres more or less. Also excepting a tract of land sold to the Ridgway Burton Co., described as follows: Situated in County of Tuscarawas, State of Ohio and Township of Sandy and bounded and described as follows viz: Being a fraction out of the S.E. corner of Lot #3, Township 10, Range 1, commencing at said S.E. corner of said Lot #3, thence N. on the W. line of the Valley Railway a distance of twelve feet to a post in the wire fence on said Railway line; thence S.W. a distance of 10 feet to a point on the S. line of said lot

16 and ½ feet west from said S.E. corner; thence E. with said S. line to place of beginning containing about one half of one square rod and being triangular in form.

TRACT 2: Situated in the township of Sandy, Tuscarawas County, State of Ohio, and known as part of Lot No. 6 in a subdivision of lots made by J. M. Bimeler in the third quarter of township ten, range one, commencing at the N.W. corner of lands of A. Davis at the S. line of Jacob Birk's lands; thence S. along said Davis' W. line a distance of 30 rods and 13 feet; thence westward parallel with the west line of Jacob Birk and 15 rods distant therefrom to E. line of Leonard Stahl; thence N. along said Stahl's E. line to S. line of Jacob Birk; thence along said line eastward to place of beginning, containing 2-7/8 acres and being same land conveyed by Fred Stahl to grantor by deed dated April 12th, 1899, recorded in Vol. 129, Pages 526-527 Tuscarawas County Records.

TRACT 3: Also one other tract of land in the same township, county and State and being part of the 3rd quarter of Township ten, Range one, commencing at a point on the S. line of Henry Stahl's land and on the easterly side of private roadway used by grantor and Fred Stahl in common to reach highway; thence east along said Henry Stahl's line to W. line of Jacob Birk being a distance of 13 rods 13 ½ feet; thence southward along the west line of said Jacob Birk and the above described tract a distance of 34 rods to private roadway used by Fred Stahl; thence north-westward along said last named roadway to private road leading to grantor's farm being a distance of 17 rods 10-2/3 feet; thence along said private roadway a distance of 27 rods to the place of beginning containing 2-88/100 acres. Reserving however the coal and minerals heretofore sold. Said grantee may have the right to use said private roadway so used by grantor and Fred Stahl but for such privilege he shall assist in maintaining the same.

Also transferring to the Grantees, their heirs and assigns, all right, title and interest of the Grantor in Oil and Gas Lease to The Natural Gas Company of West Virginia, recorded at Volume 44, Page 346 of the Lease Records of Tuscarawas County, Ohio,

including all royalty payments accruing thereunder that are payable after the date of this deed.

Saving and Accepting the following tracts:

EXCEPTED TRACT A:

Being a 1.025 acre tract conveyed to Herman Cugliari, et al., 12/6/60 and recorded at Volume 402, Page 241 of the Deed Records of Tuscarawas County, Ohio and described as follows:
Situated in the Township of Sandy, Tuscarawas County and State of Ohio, and being a part of Lot #3 in Bimeler's Subdivision in the Third Quarter of Township 10, Range 1 and being more fully described as follows: Beginning at a stone at the N.E. corner of Lot #3; thence with the N. line thereof, N. 87° 29 min. W., 224.5 feet to a point in County Road #107; thence leaving the lot line and in said road the following two (2) courses, S. 20° 03 min. E., 144.9 feet and S. 36° 11 min. E., 275.15 feet to a point on the east line of said lot; thence leaving the road and with the lot line, N. 2° 00 min. E., 348.55 feet to the place of beginning, containing 1.025 acre, more or less, but subject to all legal highways.

EXCEPTED TRACT B:

Being a 1.207 acre tract conveyed to Walter L. Deubner, et al., 11/1/63 and recorded at Volume 428, Page 595 of the Deed Records of Tuscarawas County, Ohio, and described as follows:
Situated in the Township of Sandy, Tuscarawas County, Ohio, and being a part of Lot Number 3 in Bimeler's Subdivision in the Third Quarter of Township 10, Range 1 and being more fully described as follows: Beginning at a point on the east line of Lot #3 in County Road #107 and being also the most southerly corner of a 1.025 acre tract heretofore conveyed to Herman Cugliari by deed recorded in Volume 402, Page 241 of County Deed Records, said point being located S. 2° 00 min. W., along the lot line, 348.55 feet from a stone at the N.E. corner thereof; thence from said beginning and in said road and with the Southwesterly line of the 1.025 acre tract the following two courses, N. 36° 11 min. W. 275.15 feet and N. 20° 03 min. W., 144.9 feet to the most westerly corner of the 1.025 acre tract on the N. line of Lot #3;

thence leaving the road and with the lot line, N. $87^{\circ}29'$ min. W., 43.35 feet to an iron pin; thence continuing N. $87^{\circ}29'$ min. W., 180.75 feet to a point on the easterly right of way line of the railroad; thence with said right of way line, south $2^{\circ}17'$ min. W., 84.7 feet to a point in Township Road #380; thence in said road, S. $57^{\circ}11'$ min. E., 522.8 feet to the place of beginning, containing 1.207 acre, more or less, but subject to all legal highways.